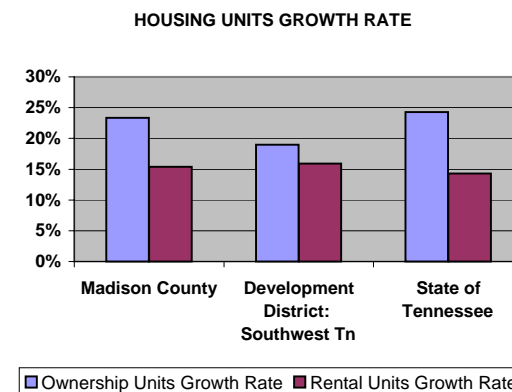
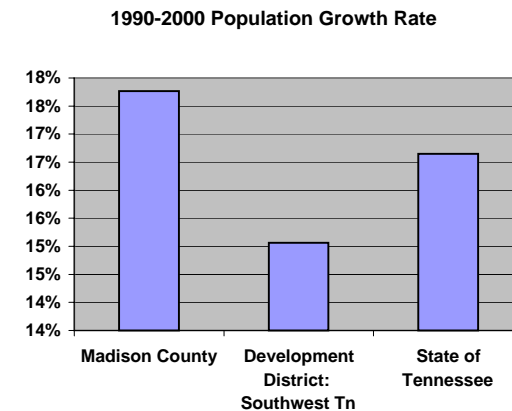
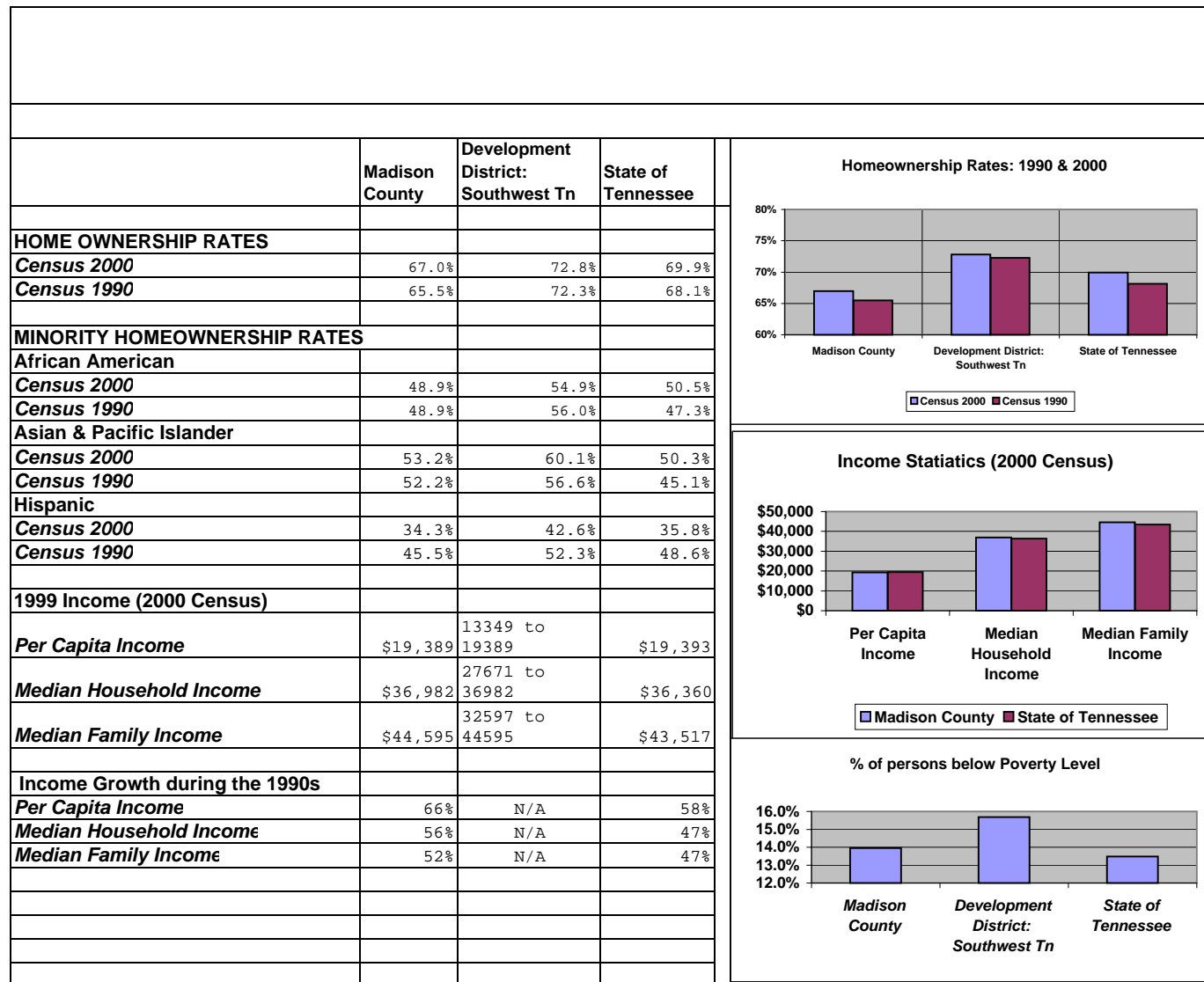


Population and Housing Market Profiles: Madison County

	Madison County	Development District: Southwest Tn	State of Tennessee
POPULATION			
<i>Census 2000 Population</i>	91,837	242,763	5,689,283
<i>1990-2000 Population Growth Rate</i>	17.8%	15.1%	16.7%
MINORITY POPULATION			
African American population			
<i>Census 2000</i>	30,167	58,697	953,349
<i>1990-2000 Growth Rate</i>	24.8%	20.7%	22.5%
Asian & Pacific Islander population			
<i>Census 2000</i>	790	1,300	73,505
<i>1990-2000 Growth Rate</i>	212.3%	174.8%	130.9%
Hispanic population			
<i>Census 2000</i>	1,572	3,484	123,838
<i>1990-2000 Growth Rate</i>	318.1%	219.3%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
<i>Census 2000</i>	23,807	68,288	1,561,363
<i>Ownership Units Growth Rate</i>	23.4%	19.0%	24.3%
<i>Owner Market Vacancy rates</i>	1.7	1.3 to 3.2	2.0
Rental Units			
<i>Census 2000</i>	11,745	25,514	671,542
<i>Rental Units Growth Rate</i>	15.4%	15.9%	14.3%
<i>Renter Market Vacancy rates</i>	9	7.5 to 13.9	8.8
AGE OF HOUSING STOCK			
<i>Percent of units built before 1960</i>	24.9%	23.2%	25.4%
<i>Percent of units built after 1990</i>	24.0%	23.6%	23.5%





Population and Housing Market Profiles: Madison County

	Madison County	Development District: Southwest Tn	State of Tennessee
Home Values & Owner Cost Burden			
<i>2000 median home value</i>	\$85,100	58300 to 85100	\$93,000
<i>1990-00 increase in home value</i>	62.1%	N/A	60.3%
<i>Owner-cost Over 30 percent of income</i>	17.7%	19.1%	19.9%
<i>Owner-cost Over 37 percent of income</i>	12.2%	14.5%	14.5%
Gross Rent & Rent Burden			
<i>2000 median Gross Rent</i>	\$510	346 to 510	\$505
<i>1990-00 increase in Gross Rent</i>	51.3%	N/A	41.5%
<i>Gross Rent Over 30 percent of income</i>	39.6%	38.6%	37.9%
<i>Gross Rent Over 37 percent of income</i>	31.8%	31.0%	30.2%
Units with Other Housing Problems			
<i>Lacking complete plumbing facilities</i>	148	751	14,340
<i>Lacking complete kitchen facilities</i>	175	608	13,324
<i>Over crowding (over 1 person per room)</i>	870	2,397	61,191
House Heating Fuel Used in 2000			
<i>Electricity</i>	35.6%	33.5%	52.1%
<i>Utility Gas</i>	55.8%	49.4%	36.0%
<i>Bottled or LP Gas</i>	6.9%	13.6%	7.2%
Recent Movers (2000 Census)			
<i>Moved into the unit in 1999 or later</i>	23.4%	18.9%	20.7%
<i>Moved into the unit in 1995 or later</i>	51.4%	45.9%	49.6%
<i>Moved into the unit in 1990 or later</i>	67.9%	62.4%	65.7%
Mobile Home Units (2000 Census)			
	2,574	16,405	268,876

